IMPORTANT NOTICE TO APPLICANT: Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY			FOR OFFICIAL USE	ONLY:		
	Number of Si		Agenda Date:			
FEES: D.R.E.R		\$1,872.00	Tentative No.: T-	581-1-NEW		
	excess of 6 sites	\$0.00	Received Date: /- 5			
B.R.E.R GIVIOINGING	PRIN	\$210.00 T \$2,082.00	Neceived Date. 7			
	e (*6.00% of Sub-Total)		lot applicable within Municipalitie			
	UTSIDE MUNICIPALITIES=		<===AMOUNT FOR TENTATIVE WITHIN UNI			
APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT						
Municipality: MIAMI		Sec.: 37 Twp. 5:	3. Rge.: 4/E. / Sec.:	Twp.:S. Rge.: E.		
1. Name of Proposed Subdivision: Miami WorldCenter Plat 2						
2. Owner's Name: Miami First, LLC; Miami Third LLC; Miami Fourth, LLC; Phone: 305-579-0508						
			State: Florida Zip			
Owner's Email Address: bailiner@gtlaw.com						
3. Surveyor's Name: Jef	f Hoddapp, Perimeter Surv	reying	Phone: 561-24	1-9988		
Address: 949A Clint	Moore Road	City: Boca Rato	n State: Florida Zip	Code: 33487		
Surveyor's Email Add	ress: jhodapp@perimeters	surveying.com				
4. Folio No(s).: 01-0105-0)80-1010 / See	Additional Folios	/ Exhibit "B" attached			
5. Legal Description of P	arent Tract: See Exhibit "A	Α"				
6. Street boundaries: NE	8th St. on the North, North Miam	i Ave on the West and NE	E 1st Ave on the East; the F.E.C. Rai	lway Right of Way on the South		
	3 Miami WorldCenter Area Zon					
8. Proposed use of Property: Mixed Use Development See Exhibit "C" attached for Development Program Information Single Family Res.(Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square .Ft.), Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)						
I HEREBY CERTIFY that I am the o belief. If applicable, attached is a lis	wner of the parcel(s) described in Iter at of all the restrictions/restrictive cove	m 5 and that the information c enants and declarations in fav	tions, restrictions, covenants that contained in this application is true and co yor of Miami-Dade Couty. Attached is a co stract or opinion of itle to determine accu	orrect to the best of my knowledge and		
Furthermore, I am aware that the us		lic sewer system may be requ	uired for this development. If so required,			
Pursuant to Florida Statutes 837. shall be guilty of a misdemeanor	06, whoever knowingly makes a fals of the second degree, punishable	se statement in writing with as provided in FS. 775.082	the intent to mislead a public servant i 2 or FS. 775.083. Miami First, LLC, A Delay	in the performance of his or her duty		
STATE OF FLORID	SS:	Signature of	Owner:			
COUNTY OF MIAMI-DAD				Julhaniza d Cica atom.		
	. Ariba Mali		le here): Nthin Motwaniye	3		
acknowledged to and bet		uted the same for thand who did (not) tak	this 22 day of $\underline{\mathbb{DCPmDer}}$, ne purposed therein. Personate an oath.			
WITNESS my hand and	seal in the County and Sta	te last aforesaid this	22 day of <u>December</u>	, 2014 A.D.		
Salar State	Alexa Hackmeier	Signature of N	otary Public: Alla	Hackmerei		
	COMMISSION # FF176769	(Print, Typ	e name here: <u>Alexa Ha</u>	actmeier		
OF AC	EXPIRES: November 16, 2018 WWW.AARONNOTARY.COM		11/16/18	FF176769		
Note: The reverse side of t	(NOTARY SEAL)	atement of additional i	(Commission Expires) tems you may wish considered.	(Commission Number)		

IMPORTANT NOTICE TO APPLICANT:					
Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY	FOR OFFICIAL USE ONLY:				
Number of Sites: (1) FEES:	Agenda Date: 1-16-15				
D.R.E.R\$1,872.00	Tentative No.: T- 2358/-/-NEW				
Plus \$10.90 per site in excess of 6 sites \$0.00 D.R.E.R enviromental \$210.00	Received Date: _/-5-/5				
PRINT \$2,082.00					
	Not applicable within Municipalities				
	<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY				
APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT					
Municipality: MIAMI Sec.:37 Twp.5	3. Rge.: 4 E. / Sec.: Twp.:S. Rge.: E.				
1. Name of Proposed Subdivision: Miami WorldCenter Plat 2					
2. Owner's Name: Miami First, LLC; Miami Third LLC; Miami Fourth, LLC; Phone: 305-579-0508					
Address: Greenberg Traurig 333 SE 2nd Ave 4400 City: Miami	State: Florida Zip Code: 33131				
Owner's Email Address: bailiner@gtlaw.com					
3. Surveyor's Name: Jeff Hoddapp, Perimeter Surveying Phone: 561-241-9988					
Address: 949A Clint Moore Road City: Boca Raton State: Florida Zip Code: 33487					
Surveyor's Email Address: jhodapp@perimetersurveying.com					
4. Folio No(s).: 01-0105-080-1010 / See Additional Folios	/ Exhibit "B" attached /				
5. Legal Description of Parent Tract: See Exhibit "A"					
6. Street boundaries: NE 8th St. on the North, North Miami Ave on the West and N	IE 1st Ave on the East; the F.E.C. Railway Right of Way on the South				
7. Present Zoning: SD 16.3 Miami WorldCenter Area Zoning Hearing No.:					
8. Proposed use of Property: Mixed Use Development See Exhibit "C" attached	ed for Development Program Information				
Single Family Res.(Units), Duplex(Units), Apartments(Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units				
NOTE: Attach list of all plat restrictions zoning conditions or any other declar I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information	contained in this application is true and correct to the best of my knowledge and				
belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as	abstract or opinion of itle to determine accurate ownership information.				
Furthermore, I am aware that the use of a public water supply and/or public sewer system may be refor the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R.	quired for this development. If so required, I recognize that engineering drawings prior to the approval of the final plat.				
Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing w	th the intent to mislead a public servant in the performance of his or her duty				
shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.0	82 or FS. 775.083. Miami First, LLC, A Delaward limited liability company				
STATE OF FLORIDA) SS: Signature of	of Owner:				
COUNTY OF MIAMI-DADE)					
	itle here): Ntin Motwaniauthorized signatory				
BEFORE ME, personally appeared Nithn MotWani	this 22 day of December, 2014 A.D. and (he/she)				
acknowledged to and before me that (he/she) executed the same for as identification and who did (not) to	the purposed therein. Personally known 👽 or produce ake an oath.				
WITNESS my hand and seal in the County and State last aforesaid th	s 22 day of December , 2014 A.D.				
	Notary Public: Alla Hackmerci				
A TIONA HAUNIHUE					
COMMISSION # FF176769 (Print, T) EXPIRES: November 16, 2018	pe name here: <u>Alexa Hackmeier</u>				
WWW.AARONNOTARY.COM	11/16/18 FF176769				
(NOTARY SEAL) Note: The reverse side of this sheet may be used for a statement of additiona	(Commission Expires) (Commission Number)				

REV. 2- 11/01/065

REFERENCED TITLE REPORTS Title Report Number Effective Date First American Title
Fidelity National Title
Old Republic National Title
Old Republic National Title
Fidelity National Title
Fidelity National Title 50114121118840 -4, F-2, F-12 - F-15 OF6-8098460 40211.0002 40211.0003 (MIR) 0F6-8099032 Old Republic National Title Plat of J.A.Dann's Subdivision (P.B. 1, Page 36)

BLOCK BLOCK "D" ··· N. E. I I TH ··· ST. BLOCK 18 N (P.B. B, Page 41) N.E IOTH WORLDCENTER BLOCK 22N BLOCK 23N (P.B. B, Page 41) BLOCK 39N (P.B B Page 41) BLOCK 38N BLOCK 37N ... N.E 8TH ST. WORLDCENTER 4 TRACT A ZONING BLOCK 43 N (P.B. B. Page 41) "Miami Arena Subdivision" (P.B. 129, Page 5 MIAMI BLOCK 42N WORLDCENTER PLAT 2 8 4 0 C K 45 9 M F.E.C. RAILWAY RIGHT-OF WAY 10 9 8 7 6 5 4 3 2 1 10 9 8 7 6 5 4 3 2 1 10 9 8 7 6 5 4 3 2 1 85)

B L O C K 6 3 N 76-80-0 B L O C K 6 2 N

ZONING ZONING BLOCK 64M SECTION 37, TOWNSHIP 53 SOUTH, RANGE 41 EAST (THE JAMES HAGAN DONATION)
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300" MIAMI FIRST LLC
MIAMI THIRD LLC
MIAMI FOURTH LLC
MIAMI A I LLC
1951 NW 19TH STREET,
BOCA RATON, FL 33431 PROPOSED MONUMENTS PERMANENT REFERENCE MONUMENTS (P.R.M.'s)
PERMANENT CONTROL POINTS (P.C.P.'s) FLOOD INFORMATION MIAMI-DADE FLOOD CRITERIA: 5.0'
(PER P.B. 120, PG. 13, M.D.C.R.) FEMA FIRM MAP : PANELS 312L, 314L SEPTEMBER II, 2009 SITE AREA ENTIRE SITE TRACT B R/W TO BE DEDICATED PEDESTRIAN ACCESS EASEMENT : 23360 SF 0.536 ACRES PROPOSED DEVELOPMENT INFORMATION APPROXIMATELY 110,000 SQUARE FEET OF RETAIL/COMMERCIAL SPACE 2,514 MULTI-FAMILY APARTMENT UNITS OWNER'S CONTACT: RYAN BAILINE, ESQ. BAILINER@GTLAW.COM 305-579-0508

BENCHMARK OF ORIGIN IS NGS MONUMENT "TIDAL 7 RESET" WITH AN ELEVATION OF 12.89' (NGVD 1929). SAID BENCHMARK IS ALSO LISTED BY MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT WITH THE SAME ELEVATION. MARK IS A USCAG BRASS DISK IN SIDEWALK LEADING TO BUILDING ENTRY, 0.4' WEST OF EAST EDGE OF SIDEWALK- 11.0' SOUTH OF SOUTH CURB NE 6 AVE., 253.4' WEST OF CENTERLINE NE IST AVE. MIAMI-DADE COUNTY BENCHMARKS Q-238 AND A-243 WERE USED TO CHECK BENCHMARK OF ORIGIN. ALL ELEVATIONS SHOWN HEREON HAVE BEEN CONVERTED TO CITY OF MIAMI MEAN LOW WATER DATUM. NGVD 1929 + 0.26' - CITY OF MIAMI (LWD). STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. MIAMI-DADE CONTROL MONUMENTS "TATO", "BP-3" AND "PULSE" AND NGS CONTROL MONUMENTS "TATO", "BP-3" AND "PULSE" AND NGS CONTROL MONUMENTS "TATO", "BP-3" AND "PULSE" AND NGS CONTROL MONUMENTS "HO40" AND "HO30" WERE USED FOR THE GPS LOCALIZATION. A SCALE FACTOR OF 1.000045225 WAS MEASURED. LOCAL CONTROL POINTS FOR THIS SURVEY WERE TIED TO GPS LOCAL-IZATION AND CLOSED TRAVERSE WAS ADJUSTED BY ANGLE BALANCE AND COMPASS RULE. ALL CONTROL POINTS ARE ACCURATE TO THIRD ORDER STANDARDS. AND COMPASS RULE. ALL CONTROL POINTS ARE ACCURATE TO THIRD ORDER STANDARDS.

NO UNDERGROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND LINES SHOWN ON THIS SURVEY REFLECT PAINTED LOCATION MARKS BY OTHERS, WHERE AVAILABLE.
RIGHT-OF-WAY INFORMATION TAKEN FROM PLAT, DEEDS AND TITLE INFORMATION, WHERE AVAILABLE.
BASE BUILDING LINES SHOWN ON THIS SURVEY ARE BASED UPON CITY OF MIAMI CODE SECTION 54-187.
SHEET 2 STRIPS OUT THE FIELD SURVEY INFORMATION FOR THE PURPOSE OF CLARITY. FOR MORE DETAILED SURVEY, SEE SHEET 3.
PLAT IS ZONED MIAMI WORLDCENTER, APPENDIX D OF MIAMI 21.
THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
ALL EXISTING STRUCTURES WITHIN THIS REPLAT ARE TO BE REMOVED. NO EVIDENCE WAS FOUND OF PRIVATE STORM DRAINAGE TYING INTO PUBLIC STREET DRAINAGE. TREE LIST SCIENTIFIC NAME DBH COMMON NAME HEIGHT CANOPY WASHINGTONIA PALM WASHINGTONIA ROBUSTA
WASHINGTONIA PALM WASHINGTONIA ROBUSTA
WASHINGTONIA PALM WASHINGTONIA ROBUSTA 1896 1897 1898 1931 1932 UNKNOWN TREE UNKNOWN TREE EXISTING ON-STREET PARKING MIAMI AVE (RR TO 8TH ST)
IST AVENUE (RR TO 7TH ST)
IST AVENUE (7TH ST TO 8TH ST)
7TH STREET (MIAMI TO IST AVE)
8TH STREET (MIAMI TO IST AVE) 3 PRK METERS NOTE: MOST SPACES ARE UNMARKED, SO NUMBERS ARE APPROXIMATE. ALL SPACES USE PAY TO PARK MACHINES, EXCEPT AS NOTED. SPACE COUNT ONLY INCLUDES SPACES ON THE PROJECT SIDE OF STREETS BORDERING THE PLAT BOUNDARY. ABBREVIATIONS ARC
ASPHALT
CALCULATED
CURB & GUITER
CHAIN LINK FENCE
CONCRETE
CONCRETE
CORNER
DELTA (CENTRAL ANGLE)
DRAINAGE EASEMENT
IRON ROD
IRON ROD AND CAP
LICENSED BUSINESS
LICENSED SURVEYOR
MIAMI DADE COUNTY RECORDS
MONUMENT
OFFICIAL RECORDS BOOK
OPEN SPACE EASEMENT
PLAT BOOK
DADE COUNTY RECORDS
PAGE
PROFFESSIONAL SURVEYOR B MAR PAGE
PROFESSIONAL SURVEYOR & MAPPER
TOP OF CONCRETE (METROMOVER)
TAPCON AND DISK
UTILITY EASEMENT
WOOD FENCE LEGEND □ LIGHT BOX 3' 2' FPL PAD WOOD LIGHT POLE STORM DRAIN □ □ catv → METAL LIGHT POLE ■ TRAFFIC SIGNAL BOX P CONCRETE UTILTY POLE HH WIRE PULL BOX E -- GUY ANCHOR WIRE UNKNOWN MANHOLE'S WOOD UTILITY POLE SANITARY SEWER MANHOLE PEDESTRIAN CROSSING CONC. LIGHT POLE FENCE POST BELL SOUTH RISER GAS MARKER 1 BELL SOUTH MANHOLE UNIKNOWN VALVE COV. F.P.& L. MANHOLE FIRE HYDRANT OR:AINAGE M.H. 1' DIA. SINGLE SUPPORT SIGN ₩ UNIKNOWN VALVE COVER D DRAINAGE MANHOLE WIRING PULL BOX 10 FIBER OPTIC MANHOLE CATCH BASIN B IRRIGATION CONTROL VALVE ■ □ TELEPHONE W WATER METER * E ELECTIC HAND HOLE DOUBLE DETECTER VALVE STEEL LID O BOLLARD Z BACKFLOW PREVENTER SIGNAL MAST ARM CLEAN OUT INLET → FLAGPOLE ROOF DRAIN FRENCH DRAIN WATER VALVE TREE SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN

HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS

FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

LAST DATE OF FIELD WORK : JANUARY 18, 2016

FLORIDA LICENSE NO. LS5111



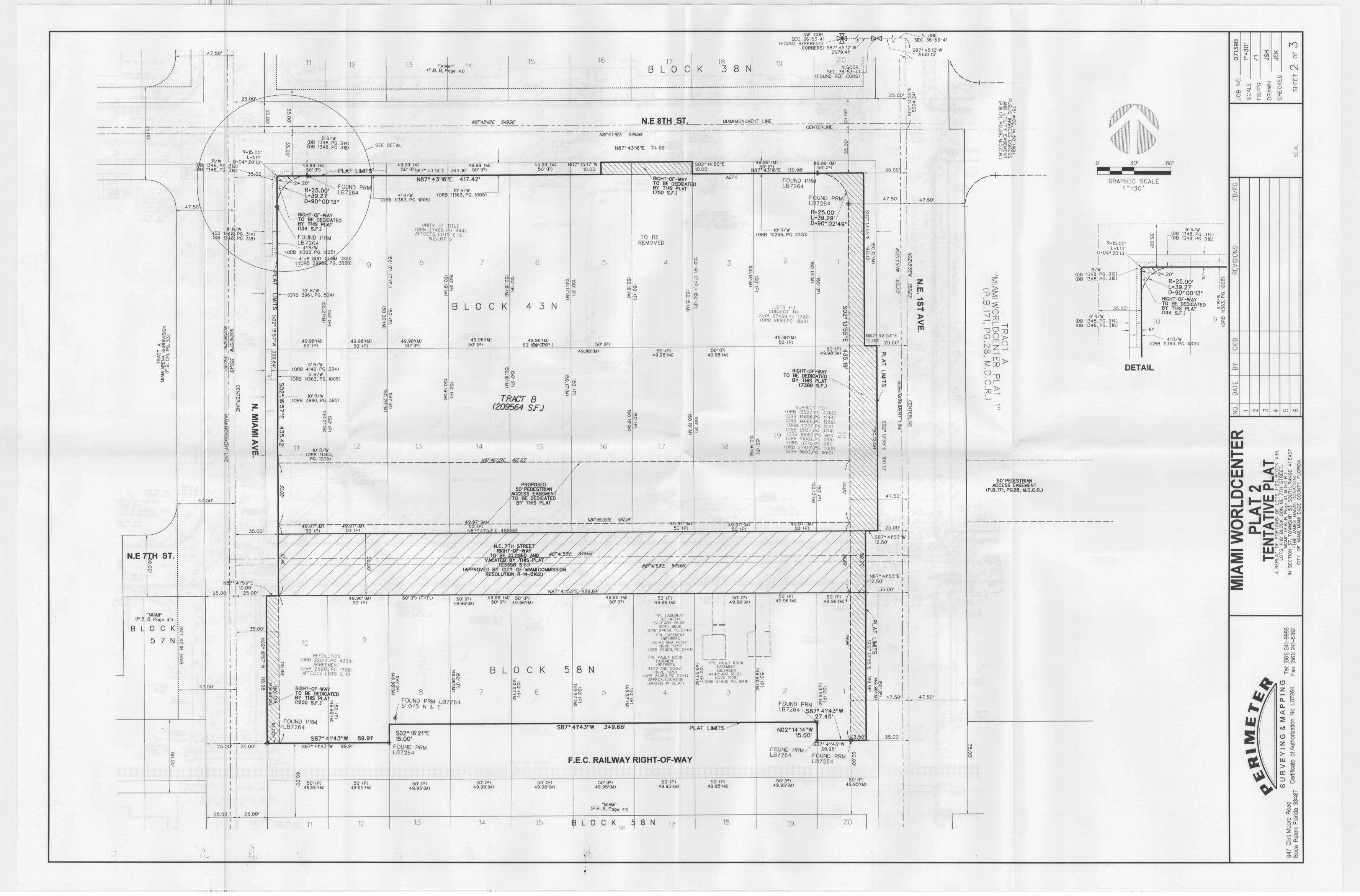
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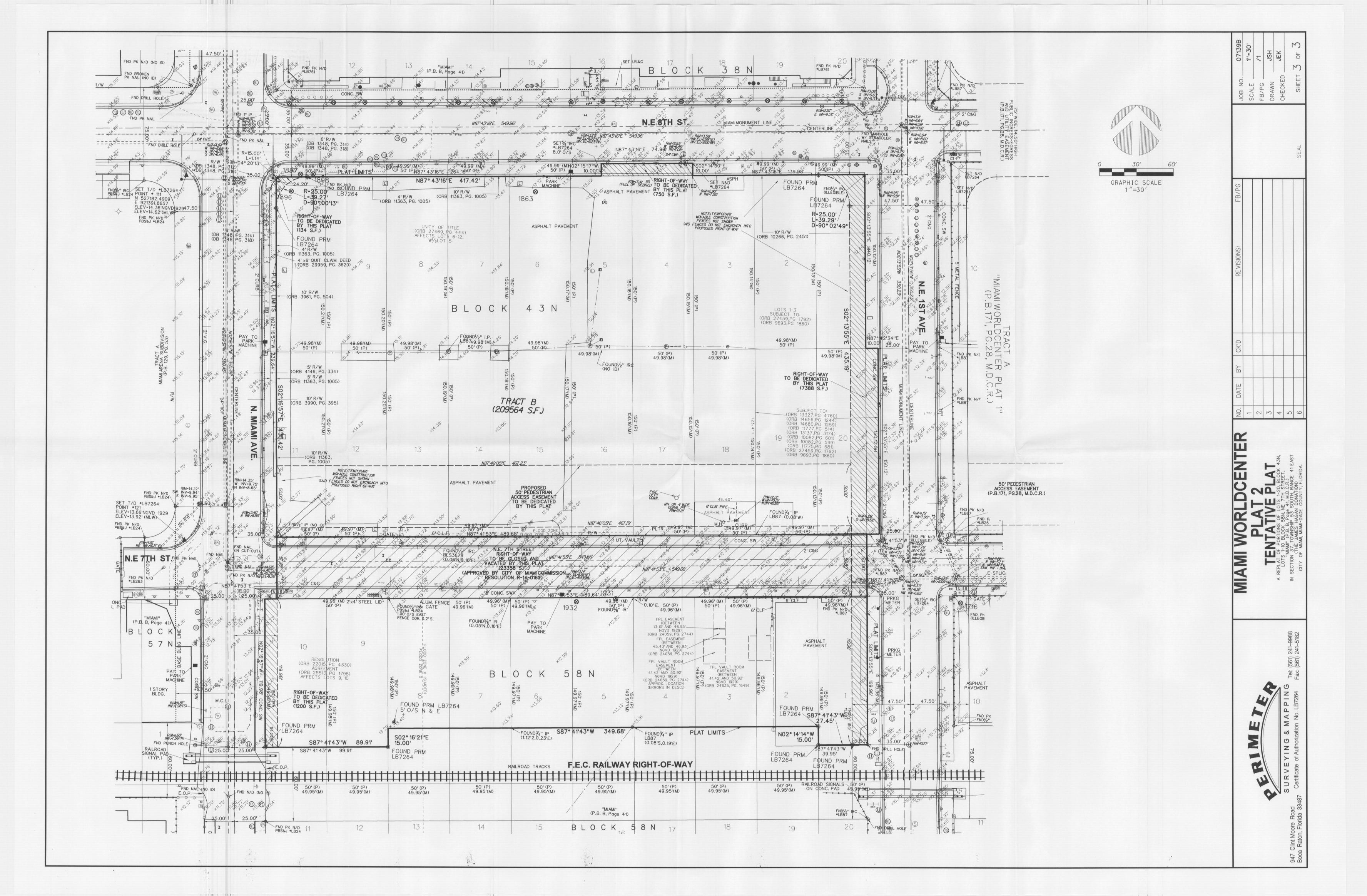
I WORLDCEN PLAT 2 ENTATIVE PLAT

Ш

A Z

MIAMI





MIAMI WORLDCENTER PLAT 2

TENTATIVE PLAT NO Sec. 37	D. 23581-3-RE Twp. 53	V. Rge. 41
Municipality: MIAN	MI	
Zoned: SD-16.3		5
RECOMMENDS APPROVAL ————————————————————————————————————	gulatory and E onomic R	esources Dept (Platting)
RECOMMENDS APPROVAL A- C	gulatory and Economic F	Resources Dopt. (Zoning)

- Recommends approval subject to the City of Miami requirements and the requirements checked below:
- Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.
- The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.IR.M. for Miami Dade County Florida Community # 125098.
- For the removal of any tree a permit is required.
- The City of Miami and the Miami Dade County Public Works and Waste Management Dept. Traffic Division must approve the Paving and Drainage plan.
- Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.



- Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).
- A Traffic study report signed and scaled by a State of Florida Registered Professional Engineer is required prior to Paving and Drainage Plan approval.
- A Signal Warrant study report signed and sealed by a State of Florida Registered Professional Engineer is required prior to Paving and Drainage Plan approval.
- If the Signal Warrant study justifies the installation of traffic signal(s), the developer must pay the total cost of said traffic signal(s) prior to Final Plat approval.
- Letters from utility companies accepting vacation of existing easement(s) are required prior to final plat review.
- A Special Taxing District for street lights and/or a multipurpose for landscape maintenance is required. Special Taxing approval required prior to final plat review.
- See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- School Board approval required prior to final plat review.
- MDWASD approval required prior to final plat review.
- See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- On the Final Plat, make reference to Section 37 as per City of Miami Land Grant.
- Final Mylar(s) plus five (5) prints.
- Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- Paid Tax receipts (and escrow, if applicable).
- Processing fee for Final Plat.
- Recording fee for Final Plat.
- Water Control Division approval after final plat submittal. (DERM)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD, 68-69).
- State Plane Coordinate Data Sheet.
- AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (http://www.miamidade.gov/platstatus)